



The Mount Lawley Society Inc. (Est 1977)

PO Box 15

Mount Lawley WA 6929

www.mountlawleysociety.org.au/

1st July 2014

The Chief Executive Officer
City of Stirling
25 Cedric Street
STIRLING WA 6021

Dear Sir,

Mount Lawley Society Submission on Local Planning Scheme No. 3 - Amendment No. 32

The Mount Lawley Society supports Amendment No.32 which prohibits multiple dwellings on residential land below R60.

It is recognized that there are many R40 lots within the Avenues of Mount Lawley and that there is currently no regulation limiting the development of these blocks to multiple dwellings.

The Mount Lawley Society believes that without Amendment No.32, the amenity and the value of the properties within the Avenues will be greatly reduced. There have already been petitions against amendment No.32 by opportunistic property developers, who wish to capitalize on the present loophole.

To be specific:

- The Mount Lawley Society is greatly concerned about the number of rubbish bins that will be outside one block on rubbish collection day, especially with the change in rubbish collection policy to allow for up to three bins per household. In the case of a multiple dwelling site, this could mean 36 bins on one verge. The Mount Lawley Society feels this would be completely impractical and a danger to the pedestrians attempting to use the footpaths at these sites, as well as cars attempting to enter the roadway past the bins. With narrow access it will also make the refuse collection itself difficult to achieve.
- Car parking in multiple dwellings only requires a minimum of 1.25 car parking bays. With such limited available parking the Mount Lawley Society is greatly concerned that there will be a spill over effect of residents and visitor parking, congesting the streets.
- The additional pressure brought to bear on the amenities such as water pressure and electricity supply will further decrease the amenity of the area.
- Having a block of apartments next door to a single dwelling will not increase the value of the single dwelling block. Quite the contrary it will reduce the value of the dwellings surrounding the multiple dwelling site.

The Mount Lawley Society has sent a petition to its members asking for support of Amendment 32. We have gained over 100 signatures to this petition indicating substantial support from our member base. Please see the link attached below:

http://www.change.org/en-AU/petitions/city-of-stirling-support-city-of-stirling-adopting-local-planning-scheme-no-3-amendment-no-32-prohibit-multiple-dwellings-on-residential-zoned-lots-coded-below-r60?utm_source=guides&utm_medium=email&utm_campaign=petition_lonely

We would like to have it noted at Council that the Mount Lawley Society fully supports the Amendment No. 32 to the Local Planning Scheme No. 3 and look forward to hearing of its successful adoption.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'B Wooldridge'.

Bruce Wooldridge
President
The Mount Lawley Society Inc. (Est 1977)